

MEMORANDUM

September 25, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING, AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR ZONING APPEALS
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty (40) zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2	1		
Back Bay	1			
Beacon Hill	1			
Charlestown	2			
Chinatown				
City Proper	1			1
Dorchester		1		2
East Boston	1	1		
Fenway	1			
Government Center	1			
Hyde Park		1		
Jamaica Plain	2	2		
Kenmore				
Mattapan				1
North End	1			
Roslindale	1	1		1
Roxbury	2	1		
South Boston	3			1
South Cove				
South End	3			
West Roxbury	1	1		2

Allston-Brighton

Denial Z-8993. 1550 Commonwealth Avenue, gas station addition.

Approval Z-8994. 10-12 Litchfield Street, three family dwelling.

Approval Z-9045. 30 Shanley Street, one family dwelling.

Back Bay

Approval Z-9030-9032. 267 Beacon Street, alter garage.

Beacon Hill

Approval Z-9048. 25 Hancock Street, five apartments.

Charlestown

Approval Z-8991. 11 Salem Street, three family dwelling.

Approval Z-9026. 428 Medford Street, gas station addition.

City Proper

Deferral Z-9069. 177 Tremont Street, alternative loading plan.

Dorchester

Denial Z-8989. 149 Walnut Street, four apartments excessive.

Deferral Z-9068. 413 Neponset Avenue, resolve issues.

Deferral Z-9077. 89 Sydney Street, resolve design appropriateness.

East Boston

Approval Z-8990. 177 Coleridge Street, two family dwellings.

Denial Z-9001. 63 Falcon Street, additional unit inappropriate.

Fenway

Approval Z-8978-8979. 400 The Fenway, school parking.

Government Center

Approval Z-9006. 10-10A Marshall Street, sign.

Hyde Park

Denial Z-9046. 155 West Street, unwanted density.

Jamaica Plain

Approval Z-8998. 812-814 Centre Street, three family dwelling.

Approval Z-9002. 227 Lamartine Street, two family dwelling.

Denial Z-9087-9088. 63-67 South Huntington Avenue, excessive density.

Denial Z-9137. 7 Bynner Street, excessive density.

Mattapan

Deferral Z-9012. 1284-1288A Blue Hill Avenue, take out restaurant.

North End

Approval Z-9049. 229-233 North Street, take out restaurant.

Roslindale

Denial Z-9037. 85 Robert Street, inappropriate addition.

Approval Z-9081. 12 Cerdan Avenue, one story addition.

Deferral Z-9023. 365 Hyde Park Avenue, meet with community groups.

Roxbury

Denial Z-9039-9040. 878-880 Huntington Avenue, excessive density.

Approval Z-9091. 145 Hillside Street, three family dwelling.

Approval Z-9093-9095. 2500-2538 Washington Street, museum school.

South Boston

Approval Z-9011. 264 E Street, two family dwelling.

Approval Z-9033. 358 Dorchester Street, two family dwelling.

Approval Z-9003. 705 East Broadway, three apartments.

Deferral Z-9005. 228 West Ninth Street, meet with community and Authority.

South End

Approval Z-8988. 548-548B Tremont Street, three family dwelling and commercial.

Approval Z-8999. 768-772 Tremont Street, twelve apartments.

Approval Z-9008. 80 West Concord Street, five family dwelling.

West Roxbury

Denial Z-9038. 49 Alleyne Street, chain saw repair - wood sales.

Deferral Z-9004. 66 Temple Street, meet with abutters and Authority.

Deferral Z-8996. 19-21 Birchwood Street, subdivision.

Approval Z-9000. 4 Anawan Avenue, lawyer and insurance office.

City Proper

Approval Z-9028-9029. 20-21 Custom House Street. Two office buildings.

1.	2-9028	3/30/84	Walter J. O'Connell 200 The Commerce Building
2.	2-9029	3/30/84	J. A. O'Connell & J. J. O'Connell 242-244 Ireland Street, Boston
3.	1-9030	3/30/84	Frank W. O'Connell 247 Ireland Street, Boston
4.	2-9031	3/30/84	Walter J. O'Connell 171 O'Connell Street, Boston
5.	1-9032	3/30/84	James G. O'Connell 11 North Street, Boston
6.	2-9033	3/30/84	William J. O'Connell 100 O'Connell Street, Boston
7.	2-9034	3/30/84	George J. O'Connell 10-12 O'Connell Street, Boston
8.	2-9035	3/30/84	James G. O'Connell & J. J. O'Connell 13-15 O'Connell Street, Boston
9.	2-9036	3/30/84	James G. O'Connell & J. J. O'Connell 17-19 O'Connell Street, Boston
10.	1-9037	3/30/84	Walter J. O'Connell 21-23 O'Connell Street, Boston
11.	2-9038	3/30/84	James G. O'Connell 25-27 O'Connell Street, Boston
12.	2-9039	3/30/84	James G. O'Connell 29-31 O'Connell Street, Boston
13.	2-9040	3/30/84	James G. O'Connell 33-35 O'Connell Street, Boston
14.	2-9041	3/30/84	James G. O'Connell 37-39 O'Connell Street, Boston
15.	2-9042	3/30/84	James G. O'Connell 41-43 O'Connell Street, Boston
16.	2-9043	3/30/84	James G. O'Connell 45-47 O'Connell Street, Boston
17.	2-9044	3/30/84	James G. O'Connell 49-51 O'Connell Street, Boston
18.	2-9045	3/30/84	James G. O'Connell 53-55 O'Connell Street, Boston
19.	2-9046	3/30/84	James G. O'Connell 57-59 O'Connell Street, Boston

BOARD OF APPEAL REFERRALS

September 25, 1986

Hearing

* 1.	Z-8978-8979	9/30/86	Emmanuel College 400 The Fenway, Boston
2.	Z-8988	9/30/86	J. Anderson & J. Jeas 548-548B Tremont Street, Boston
3.	Z-8989	9/30/86	Frank M. Kodzis 149 Walnut Street, Dorchester
4.	Z-8990	9/30/86	Nancy Taratino 177 Coleridge Street, East Boston
5.	Z-8991	9/30/86	James D. Loeser 11 Salem Street, Charlestown
6.	Z-8993	9/30/86	William Audy 1550 Commonwealth Avenue, Brighton
7.	Z-8994	9/30/86	Orazio Sacchetti 10-12 Litchfield Street, Brighton
8.	Z-8996	9/30/86	Robert P. & Eileen E. O'Connor, Trustees 19-21 Birchwood Street, West Roxbury
9.	Z-8998	9/30/86	Leslie Arnold & Richard McDonough 812-814 Centre Street, Jamaica Plain
10.	Z-8999	9/30/86	KSDI Realty Trust 768-772 Tremont Street, Boston
11.	Z-9000	9/30/86	Stonebriar Development 4 Anawam Avenue, West Roxbury
12.	Z-9001	9/30/86	Margaret Giardina 63 Falcon Street, East Boston
13.	Z-9002	9/30/86	Jeffrey Goodman 227 Lamartine Street, Jamaica Plain
14.	Z-9003	9/30/86	Robert S. Ramella 705 East Broadway, South Boston
15.	Z-9004	9/30/86	David Hodson & Jena Holt 66 Temple Street, West Roxbury
*16.	Z-9005	9/30/86	Jody Luongo, Trustee 228 West Ninth Street, South Boston
17.	Z-9006	9/30/86	Frederick Swartz 10A-10 Marshall Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

September 25, 1986

Hearing

*18.	Z-9008	9/30/86	80 West Concord Street Realty Trust 80 West Concord Street, Boston
19.	Z-9011	9/30/86	Joseph M. Arlauskas 264 E Street, South Boston
20.	Z-9012	9/30/86	Gladstone Denton 1284-1288 Blue Hill Avenue, Mattapan
*21.	Z-9023	10/7/86	Schiavo Realty Trust 365 Hyde Park Avenue, Roslindale
22.	Z-9026	10/7/86	John White 428 Medford Street, Charlestown
23.	Z-9030-9032	10/7/86	267 Limited Partnership 267 Beacon Street, Boston
24.	Z-9033	10/7/86	Theresa Broussard 358 Dorchester Street, South Boston
25.	Z-9037	10/7/86	Paul Casto 85 Robert Street, Roslindale
26.	Z-9038	10/7/86	Roland F. Perkins 49 Alleyne Street, West Roxbury
27.	Z-9039-9040	9/30/86	Harold Daniels 878-880 Huntington Avenue, Roxbury
28.	Z-9045	10/7/86	Joseph Scaparrotta 30 Shanley Street, Brighton
29.	Z-9046	10/7/86	Richard E. Kenney 155 West Street, Hyde Park
30.	Z-9048	10/7/86	Helen C. Smith 25 Hancock Street, Boston
*31.	Z-9049	10/7/86	Emanuel J. Gulino 229-233 North Street, Boston
*32.	Z-9068	10/7/86	Habib Mourad 413 Neponset Avenue, Dorchester
*33.	Z-9069	10/7/86	177 Tremont Street Association 177 Tremont Street, Boston
*34.	Z-9077	10/7/86	Ronald & Catherine Charon 80 Sydney Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

September 25, 1986

Hearing

- | | | | |
|-----|-------------|---------|--|
| 35. | Z-9081 | 10/7/86 | Kevin S. Kadlick
12 Cerdan Avenue, Roslindale |
| 36. | Z-9087-9088 | 10/7/86 | John A. Coppola
63-67 South Huntington Avenue
Jamaica Plain |
| 37. | Z-9091 | 10/7/86 | Nicholas J. Motsis
145 Hillside Street, Roxbury |
| 38. | Z-9093-9095 | 10/7/86 | Museum of Fine Arts
2500-2538 Washington Street, Boston |
| 39. | Z-9137 | 10/7/86 | Robert Flood
7 Bynner Street, Jamaica Plain |
| 40. | Z-9028-9029 | 10/7/86 | Jaymont Properties Incorporated
20-21 Custom House Street, Boston |

*not included in original submission

MEMORANDUM

September 25, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/30/86 Z-8978-8979
Emmanuel College
400 The Fenway
Boston

Site: College complex

District(s): Apartment (H-2)

Purpose: Use premises for public parking and accessory
parking.

Violation(s): Parking lot and accessory parking are conditional
uses.

VOTED: In references to petitions Z-8978-8979, Emmanuel College, 400 The Fenway, Boston, for two conditional uses to use premises for public parking and accessory parking in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that landscaping plans be submitted to the Authority for design review approval. Landscape, traffic, and master plan issues have been resolved. Proposed 5-10 year parking plan will provide revenue needed to undertake a College Capital Improvement Renovation Program and additional scholarship aid. The parking plan has been modified to include a thirty foot landscape buffer from Avenue Louis Pasteur and an increase in tree planting to retain and reinforce the existing canopy of trees. The number of parking spaces has been reduced from 157 to 134. Traffic impacts from lot will be minimal. No opposition was expressed at a public hearing.

Z-8978-8979

400 THE FENWAY BOSTON

PARK

JEFFS & BODRICK CO

BOYLSTON

PETERBOROUGH

QUEENSBERRY

DRIVE

STREET

HOLY TRINITY
RUSSIAN ORTHODOX
CATHEDRAL

HIGGINSON
CIRCLE

TENNIS
COURTS

EMMANUEL
COLLEGE
ALUMNAE HALL

SIMMONS

COLLEGE

BACK

9/25/86

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Hearing: 9/30/86

Z-8988
J. Anderson & J. Jeas
548-548B Tremont Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as three-family dwelling, retail store, and stain glass studio.

Violation(s): Retail store and stain glass studio are forbidden uses.

Change in nonconforming use.

VOTED: In reference to petition Z-8988, J. Anderson & J. Jeas, 548-548B Tremont Street, Boston, for two forbidden uses and change in nonconforming use to legalize occupancy for three-family dwelling, retail store, and stain glass studio in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Owner-occupied structure has housed commercial uses since 1910. Appellant has met with Eight Streets Neighborhood Association and has submitted a petition containing forty signatures of residents and area business owners supporting this proposal. Facade improvements have been approved by South End Landmark District Commission of the Environmental Department.



Z-8988

548-548B TREMONT ST. BOSTON

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-8989
Frank M. Kodzis
149 Walnut Street
Dorchester

Site: 9,940 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect four-unit apartment structure.

Violation(s): Multifamily dwelling is forbidden use.
Insufficient lot area, lot width, and front yard.

VOTED: In reference to petition Z-8989, Frank M. Kodzis, 149 Walnut Street, Dorchester, for forbidden use and three variances to erect four-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Adjacent residences are largely one- and two-family dwellings while the predominant Port Norfolk density is two-family. Several abutters have expressed opposition to the proposed four units and requested that the appellant scale down the project. Appellant should formally present revised plans to the community and also review them with the Authority.

Z-8989 149 WALNUT ST. DORCHESTER



Z-8989

149 WALNUT ST. DORCHESTER

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-8990
Nancy Taratino
177 Coleridge Street
East Boston

Site: Two-story structure

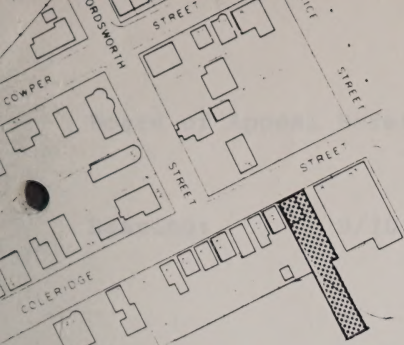
District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; erect two-story addition.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient rear yard.

VOTED: In reference to petition Z-8990, Nancy Taratino, 177 Coleridge Street, East Boston, for conditional use and variance to legalize occupancy for two-family dwelling and erect two-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The neighborhood is consistently a one- and two-family area. This site is located at the end of Coleridge Street which ends at the Orient Heights beach. A conversion to a two-family dwelling will not be detrimental to the area and the addition will provide increased living space without encroaching upon the large back yard and the abutters' open space.

Z-8990 177 COLERIDGE ST. EAST BOSTON



Z-8990 177 COLERIDGE ST. EAST BOSTON

Board of Appeal Referrals

9/25/86

5

Hearing: 9/30/86 Z-8991
James D. Loeser
11 Salem Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling
and erect one-story addition.

Violation(s): Insufficient lot area, width, open space, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8991, James D. Loeser,
11 Salem Street, Charlestown, for five variances
for change of occupancy from two- to three-family
dwelling and erect one-story addition in an
apartment (H-1) district, the Boston Redevelopment
Authority recommends approval with proviso that
plans be submitted to the Authority for design
review approval. Proposed conversion is compatible
with the residential neighborhood. Addition will
provide living space without having a negative
effect on building style and design. Appellant
has reviewed plans with Authority.



Z-8991 11 SALEM ST. CHARLESTOWN

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-8993
William Audy
1550 Commonwealth Avenue
Brighton

Site: Gas service station

District(s): Apartment (H-1)

Purpose: Legalize existing side addition.

Violation(s): Extension of nonconforming use.
Insufficient rear yard.

VOTED: In reference to petition Z-8993, William Audy, 1550 Commonwealth Avenue, Brighton, for extension of nonconforming use and variance to legalize existing side addition to gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Addition has been denied by the Board of Appeal on three occasions since 1983, and applicant was also advised by the Board to demolish it.



Z-8993

1550 COMMONWEALTH AVE.

BRIGHTON

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-8994
Orazio Sacchetti
10-12 Litchfield Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling;
erect one-story rear addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8994, Orazio Sacchetti,
10-12 Litchfield Street, Brighton, for forbidden
use and four variances for change of occupancy
from two- to three-family dwelling and erect
one-story rear addition in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. Existing condition for many
years. Side yard deficiency existing. Rear yard
will be deficient by one foot.



Z-8994 10-12 LITCHFIELD ST. BRIGHTON



Z-8996

19-21 BIRCHWOOD ST. WEST ROXBURY

Hearing: 9/30/86 Z-8998
Leslie Arnold & Richard McDonough
812-814 Centre Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling;
erect two-story addition.

Violation(s): Insufficient lot area, side, rear yards, distance
between buildings.

VOTED: In reference to petition Z-8998, Leslie Arnold & Richard McDonough, 812-814 Centre Street, Jamaica Plain, for four variances for change of occupancy from two- to three-family dwelling and erect two story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to siting of the addition be submitted to the Authority for design review approval; that petitioner review plans with neighborhood council. Addition must not have a negative impact on abutters.



Z-8998 812-814 CENTRE ST. JAMAICA PLAIN

Hearing: 9/30/86 Z-8999
KSDI Realty Trust
768-772 Tremont Street
Boston

Site: 2½-Story dwelling

District(s): Local business (L-2)

Purpose: Change occupancy from two apartments, laundromat, and restaurant to twelve apartments, laundromat and store; erect two-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space, front, rear yards, and off-street parking.

VOTED: In reference to petition Z-8999, KSDI Realty Trust, 768-772 Tremont Street, Boston, for forbidden use and six variances for change of occupancy from two apartments, laundromat, and restaurant to twelve apartments, laundromat, and store and erect two-story addition in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans particularly bulk and massing be submitted to the Authority for continuing design review approval; that appellant address South End Historical Society bulk concerns. Chester Square Neighborhood Association has expressed approval. Authority has been working with developer with respect to feasibility of one or more affordable units.

Z-8999

768-772 TREMONT ST.

BOSTON



Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-9000
Stonebriar Development
4 Anawam Avenue
West Roxbury

Site: 2½-Story structure

District(s): Local business (L-1) and residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and office to lawyers and insurance offices; erect two-story right side addition.

Violation(s): Lawyers and insurance offices are forbidden uses.

VOTED: In reference to petition Z-9000, Stonebriar Development, 4 Anawam Avenue, West Roxbury, for two forbidden uses for change of occupancy from one-family dwelling and office to lawyers and insurance offices in a local business (L-1) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval only with the following provisos: that plans be reviewed with Neighborhood Council; that plans be submitted to the Authority for design review approval. Abutters and community are generally favorable to rehabilitation of this structure.

Z-9000

4 ANAWAN AVE.

WEST ROXBURY



Hearing: 9/30/86 Z-9001
Margaret Giardina
63 Falcon Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9001, Margaret Giardina, 63 Falcon Street, East Boston, for variance for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. This end of Falcon Street is predominantly three family. Approval of an additional unit would set a dangerous precedent for this area. The ability of the area to support an increase in density or the neighbors willingness to allow additional dwelling units on Falcon Street are planning questions that merit examination within the context of East Boston's Interim Planning and Rezoning process that is underway.

63 FALCON

EAST BOSTON

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Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-9002
Jeffrey Goodman
227 Lamartine Street
Jamaica Plain

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9002, Jeffrey Goodman, 227 Lamartine Street, Jamaica Plain, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Location of proposed structure, though incurring a rear yard violation, will preserve large shade trees and interior courtyard. Abutters indicate support. Four off-street parking spaces provided.



Z-9002

225-227 LAMERTINE ST. JAMAICA PLAIN

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86

Z-9003
Robert S. Ramella
705 East Broadway
South Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from home for aged to three apartments and office.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9003, Robert S. Ramella, 705 East Broadway, South Boston, for variance for change of occupancy from home for aged to three apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Similar mixed uses exist in the area. Street-level commercial front existing. No exterior changes are indicated.



INDEPENDENCE

SQUARE

EAST

FOURTH

FIFTH

SIXTH

SEVENTH

Z-9003

706-705A EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-9004
David Hodson & Jena Holt
66 Temple Street
West Roxbury

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Change wholesale business to offices and warehouse
for storage of rolling doors, grills, and installation
equipment.

Violation(s): Office of wholesale house is forbidden use.

Warehouse is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9004, David Hodson &
Jena Holt, 66 Temple Street, West Roxbury, for
two forbidden uses and variance for change of
occupancy from wholesale business to offices and
warehouse for storage of rolling doors, grills,
and installation equipment in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
presents plans to abutters, community council
and Authority. Concerns are: type of operation,
hours, deliveries, parking, and impact on
residential area.

Z-9004 66 TEMPLE ST. WEST ROXBURY



Board of Appeal Referrals

9/25/86

Hearing: 9/30/86 Z-9005
Jody Luongo, Trustee
228 West Ninth Street
South Boston

Site: 4,485 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect six-unit apartment structure.

Violation(s): Insufficient lot area, open space, front, rear
yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9005, Jody Luongo, Trustee, 228 West Ninth Street, South Boston, for seven variances to erect six-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with community and Authority. The currently vacant lot is located on the corner of West Ninth and Dorchester Streets. Plans indicate a wood frame structure to contain six one-bedroom apartments and on-site parking for six cars in a tandem arrangement of three and three. Given the corner location of this lot, the siting and design must be sensitive to both streets and there must be a workable parking scheme.

Z-9005

228 WEST NINTH ST. SOUTH BOSTON



Board of Appeal Referrals

9/25/86

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Hearing: 9/30/86 Z-9006
Frederick Swartz
10A-10 Marshall Street
Boston

Site: Three-story structure

District(s): General business (B-8)

Purpose: Erect sign.

Violation(s): Excessive height of sign.

VOTED: In reference to petition Z-9006, Frederick Swartz, 10A-10 Marshall Street, Boston, for conditional use to erect sign in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that any future exterior work on this building include sign compliance with the Boston Landmark Commission guidelines for this location in the Blackstone block.

BOSTON

Board of Appeal Referrals

9/25/86

18

Hearing: 9/30/86 Z-9008
80 West Concord Street Realty Trust
80 West Concord Street
Boston

Site: 4½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-9008, 80 West Concord Street Realty Trust, 80 West Concord Street, Boston, for forbidden use and two variances for change of occupancy from four- to five-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that proposal comply with Inspectional Services Department policy with respect to basement apartments. Appellant will meet with West Concord Street Neighborhood Association, Four Corners Neighborhood Association and the South End Historical Society.

80 WEST CONCORD ST. BOSTON

80 WEST CONCORD ST. BOSTON

Board of Appeal Referrals

9/25/86

19

Hearing: 9/30/86 Z-9011
Joseph M. Arlauskas
264 E Street
South Boston

Site: 1½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9011, Joseph M. Arlauskas, 264 E Street, South Boston, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that conversion comply with Inspectional Services Department policy for basement apartments; that plans be submitted to the Authority for design review approval. Existing one-story structure. Additional unit will be located in basement which is at least 50 percent above grade. Appellant has met with Authority and presented plans indicating landscaping and two off-street parking spaces.



Z-9011

264 E ST. SOUTH BOSTON

Board of Appeal Referrals

9/25/86

20

Hearing: 9/30/86 Z-9012
Gladstone Denton
1284-1288 Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from stores to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9012, Gladstone Denton, 1284-1288 Blue Hill Avenue, Mattapan, for conditional use for change of occupancy from stores to take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans for Chinese food take-out restaurant with the community. Concerns are: hours of operation, amount of interior seating, customer parking, and trash removal.

Z-9012 1284-1288 BLUE HILL AVE. MATTAPAN



Z-9012

1284-1288 BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals

9/25/86

Hearing: 9/18/86 Z-9023
Schiavo Realty Trust
365 Hyde Park Avenue
Roslindale

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect five-story 68-unit apartment structure with underground parking garage.

Violation(s): Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9023, Schiavo Realty Trust, 365 Hyde Park Avenue, Roslindale, for six variances to erect five-story 68-unit apartment structure with underground parking garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing for a minimum of forty-five days. Site adjacent to M.D.C. Playground Building. Mass, unit number and mix are not finalized; parking access plan is incomplete. Affordability issues and project's financial feasibility are undetermined. Community wide meeting including Neighborhood Council has yet to occur.



Z-9023

365 HYDE PARK AVE. ROSLINDALE

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9026
John White
428 Medford Street
Charlestown

Site: Gas service station

District(s): Apartment (H-1)

Purpose: Erect addition.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9026, John White, 428 Medford Street, Charlestown, for extension of nonconforming use to erect addition to gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Two bay additions will be used for service and storage. Expansion required for improved service.

Z-9026 428 MEDFORD ST. CHARLESTOWN



2-9026

428 MEDFORD ST. CHARLESTOWN

Board of Appeal Referrals

9/25/86

23

Hearing: 10/7/86 Z-9030-9032
267 Limited Partnership
267 Beacon Street
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

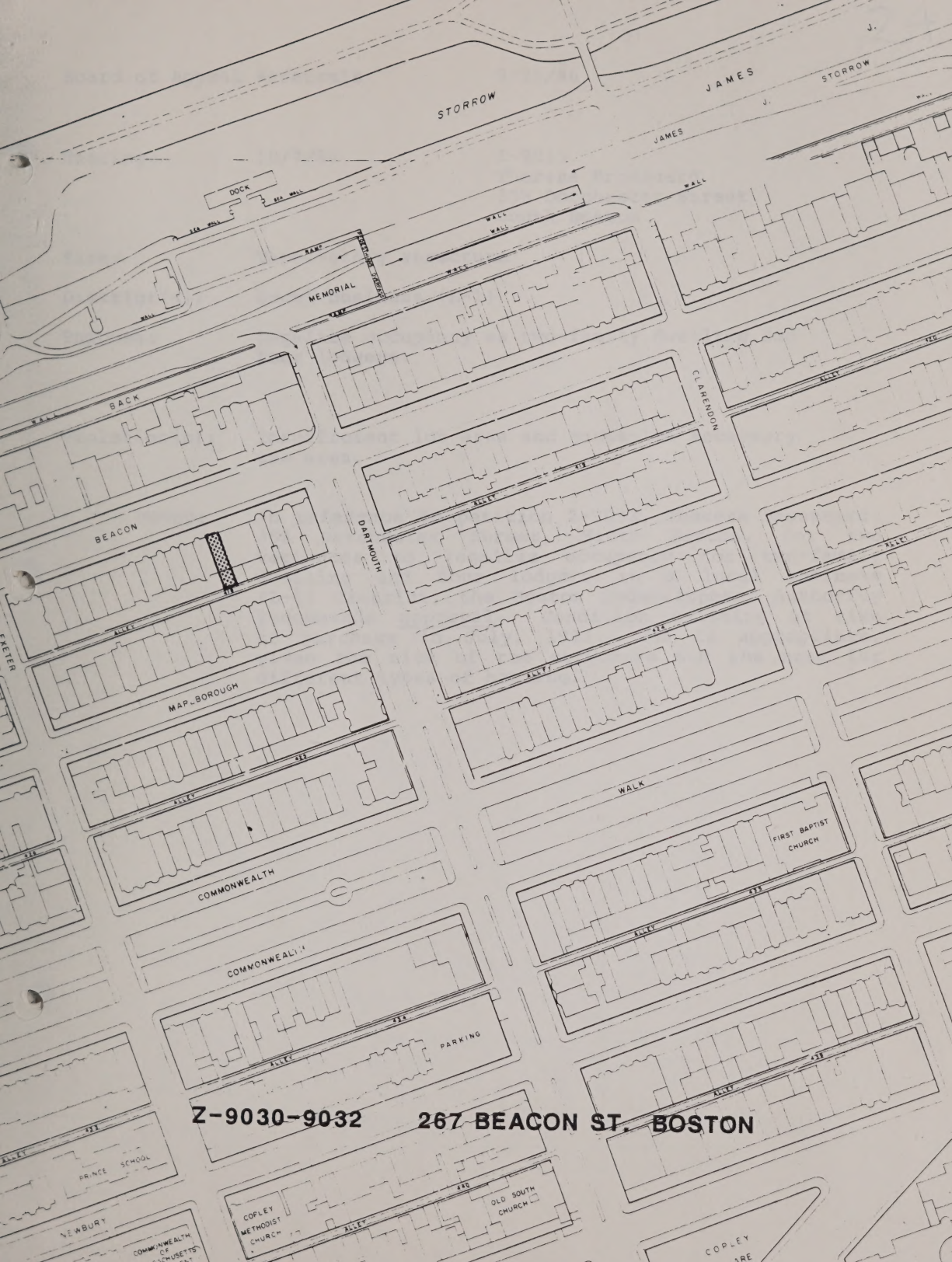
Purpose: Remove roof of existing garage, erect dividing wall, install overhead door, erect water shed, and install brick patio yard.

Violation(s): Extension of structural change to nonconforming use.

VOTED: In reference to petitions Z-9030-9032, 267 Limited Partnership, 267 Beacon Street, Boston, for extension of structural change to nonconforming use to remove roof of existing garage, install overhead door, erect dividing wall and water shed, and install brick patio yard in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the rear yard be designed as a parking court to maximize open space; that brick walls not exceed six feet; that there be no roof; that parking be divided from alley by iron gates or similar open doors; that brick, cobblestone or other material be paved; that plans be submitted to the Authority for design review approval.

Z-9030-9032

267 BEACON ST. BOSTON



Z-9030-9032

267 BEACON ST. BOSTON

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9033
Theresa Broussard
358 Dorchester Street
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as two-family dwelling and four lodgers.

Violation(s): Insufficient lot area and excessive accessory use area.

VOTED: In reference to petition Z-9033, Theresa Broussard, 358 Dorchester Street, South Boston, for two variances to legalize occupancy for two-family dwelling and four lodgers in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Condition existing at time of purchase in July, 1984. Use is appropriate, given the size of the structure and the need for different types of housing.



Z-9033

358 DORCHESTER ST. SOUTH BOSTON

COLUMBIA AVE

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9037
Paul Casto
85 Robert Street
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect one-story addition to office-garage structure.

Violation(s): Excessive floor area ratio.

Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petition Z-9037, Paul Casto, 85 Robert Street, Roslindale, for four variances to erect one-story addition to office-garage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Structure is located in a triangular block of local business operation; surrounding area is residential with a large City park across the street. Existing L-.5 zoning indicates the desirability of local business yet allowing them a certain size and density. Proposed floor area increase defeats the purpose of the low-density desirability and would set an unwanted precedent for the rest of the commercial block. Growing need for additional space may indicate an alternative site where density is more appropriate.



FALLON FIELD

ROBERT

SOUTH

STREET

SOUTH

FAIRVIEW

SOUTH

ROSLINDALE RAILROAD STATION

AVENUE

CORINTH

Z-9037

85 ROBERT ST.

ROSLINDALE

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9038
Roland F. Perkins
49 Alleyne Street
West Roxbury

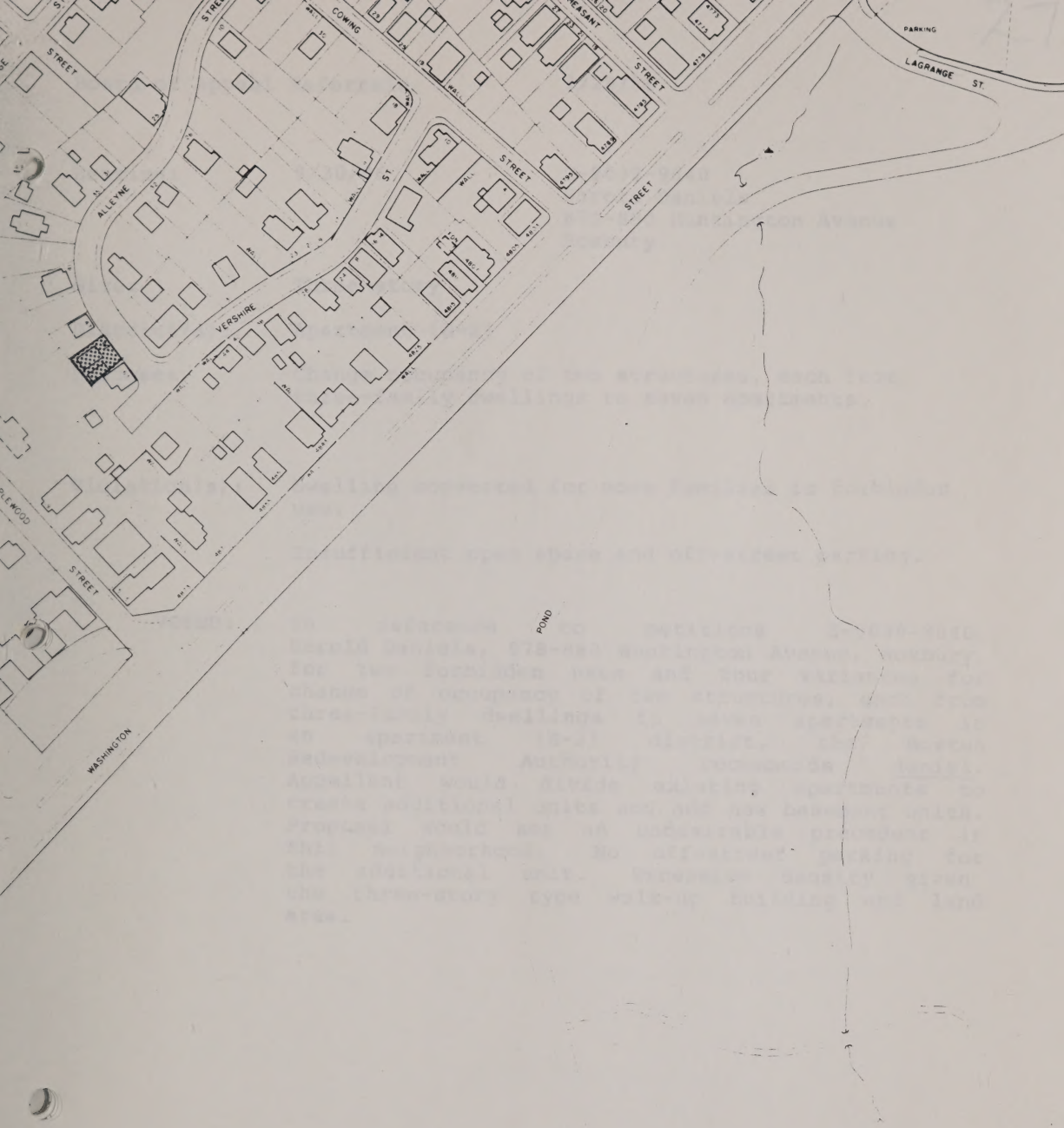
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Use premises for sale of wood and chain saw repair.

Violation(s): Occupation for profit is forbidden use.
Accessory use is forbidden.

VOTED: In reference to petition Z-9038, Roland F. Perkins, 49 Alleyne Street, West Roxbury, for two forbidden uses to use premises for outdoor sale of wood and chain saw repair in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Inappropriate uses in residential neighborhood. Small lot with immediate abutters. Truck traffic and chain saw noise would have a detrimental impact.



Z-9038 49 ALLEYNE ST. WEST ROXBURY

Board of Appeal Referrals

9/25/86

27

Hearing: 9/30/86 Z-9039-9040
Harold Daniels
878-880 Huntington Avenue
Roxbury

Site: Three-story

District(s): Apartment (H-2)

Purpose: Change occupancy of two structures, each from
three-family dwellings to seven apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space and off-street parking.

VOTED: In reference to petitions Z-9039-9040,
Harold Daniels, 878-880 Huntington Avenue, Roxbury,
for two forbidden uses and four variances for
change of occupancy of two structures, each from
three-family dwellings to seven apartments in
an apartment (H-2) district, the Boston
Redevelopment Authority recommends denial.
Appellant would divide existing apartments to
create additional units and add new basement units.
Proposal would set an undesirable precedent in
this neighborhood. No off-street parking for
the additional unit. Excessive density given
the three-story type walk-up building and land
area.

Z-9039-9040

878-880 HUNTINGTON AVE.

ROXBURY



Z-9039-9040

878-880 HUNTINGTON AVE. ROXBURY

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9045
Joseph Scaparrotta
30 Shanley Street
Brighton

Site: 4,720 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-9045, Joseph Scaparrotta, 30 Shanley Street, Brighton, for two variances to erect a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with mixed residential neighborhood. Site yard abuts City of Boston Rogers Park.

Z-9045 30 SHANLEY ST. BRIGHTON



Z-9045

30 SHANLEY ST. BRIGHTON

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9046
Richard E. Kenney
155 West Street
Hyde Park

Site: 7,926 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect 2½-story four-unit apartment structure with
four-car underground parking garage.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition Z-9046, Richard E. Kenney,
155 West Street, Hyde Park, for conditional use
to erect 2½-story four-unit apartment structure
in a manufacturing (M-1) district, the Boston
Redevelopment Authority recommends denial. Proposal
would create an unwanted increase in density and
is inconsistent with the residential properties
in the neighborhood particularly this immediate
area of West Street.

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9048
Helen C. Smith
25 Hancock Street
Boston

Site: Five-story structure

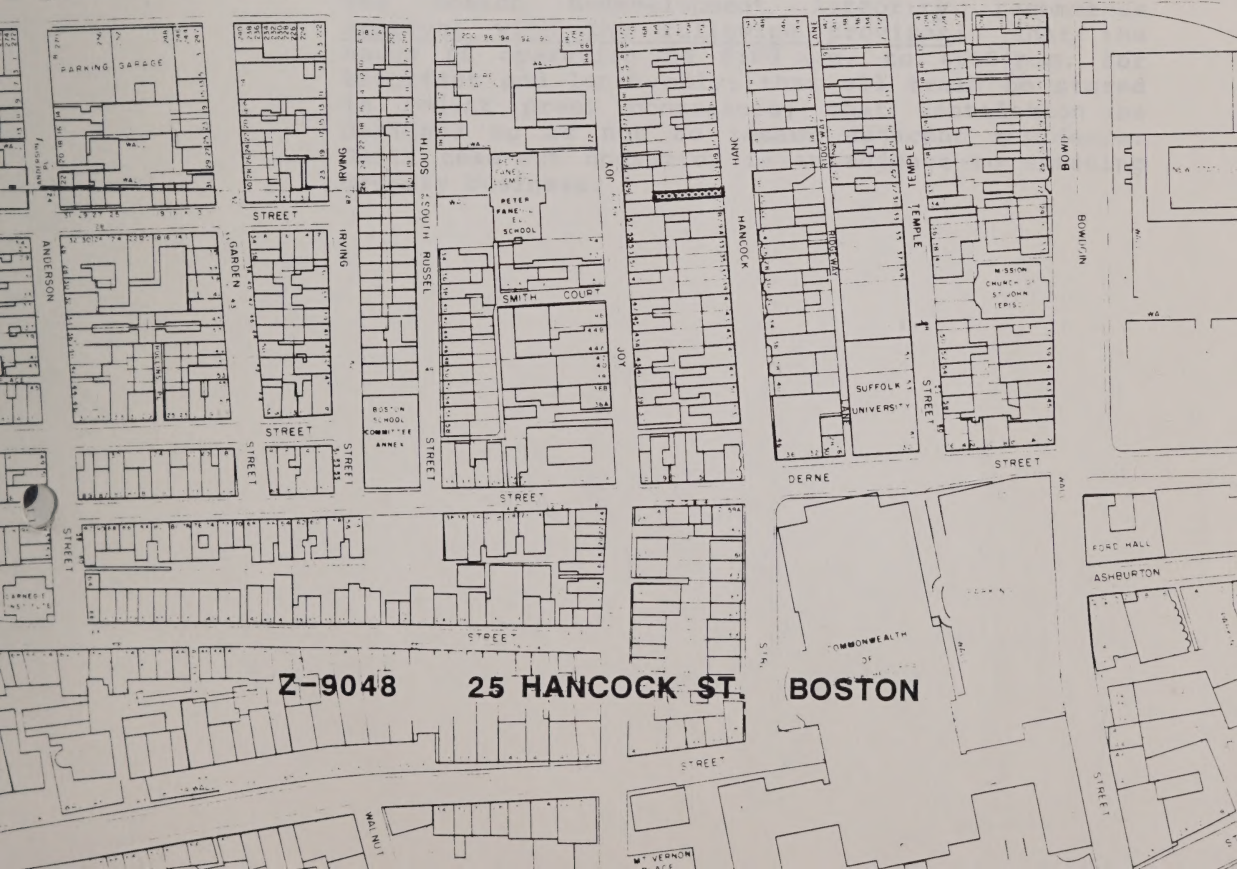
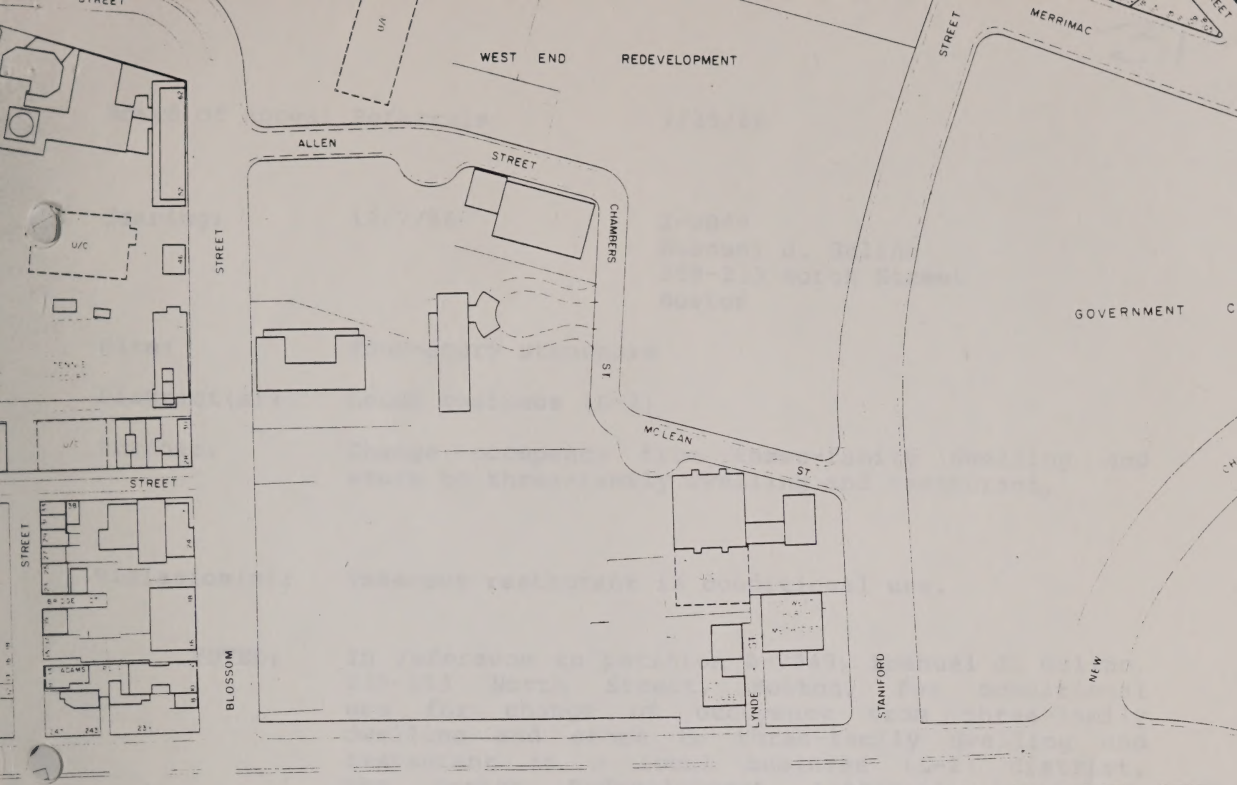
District(s): Apartment (H-2-65)

Purpose: Legalize occupancy as five-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9048, Helen C. Smith, 25 Hancock Street, Boston, for three variances to legalize occupancy as five-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that basement unit comply with Inspectional Services Department policy. The one hundred plus year old structure has been vacant for the last 2½ years. No record of legal occupancy. Substantial rehabilitation.

Z-9048 25 HANCOCK ST. BOSTON



Board of Appeal Referrals

9/25/86

Hearing: 10/7/86

Z-9049
Emanuel J. Gulino
229-233 North Street
Boston

Site: Four-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from three-family dwelling and store to three-family dwelling and restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9049, Emanuel J. Gulino, 229-233 North Street, Boston, for conditional use for change of occupancy from three-family dwelling and store to three-family dwelling and restaurant in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the hours of operation be 6:00 a.m. to 4:00 p.m. for breakfast and lunch only; that all trash be stored in rodent proof containers; that ventilation be designed so as not to impact adjacent residence. Small take-out operation is an adjunct to existing grocery business.



Z-9049 229-233 NORTH ST. BOSTON

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9068
Habib W. Mourad
413 Neponset Avenue
Dorchester

Site: Three-story structure

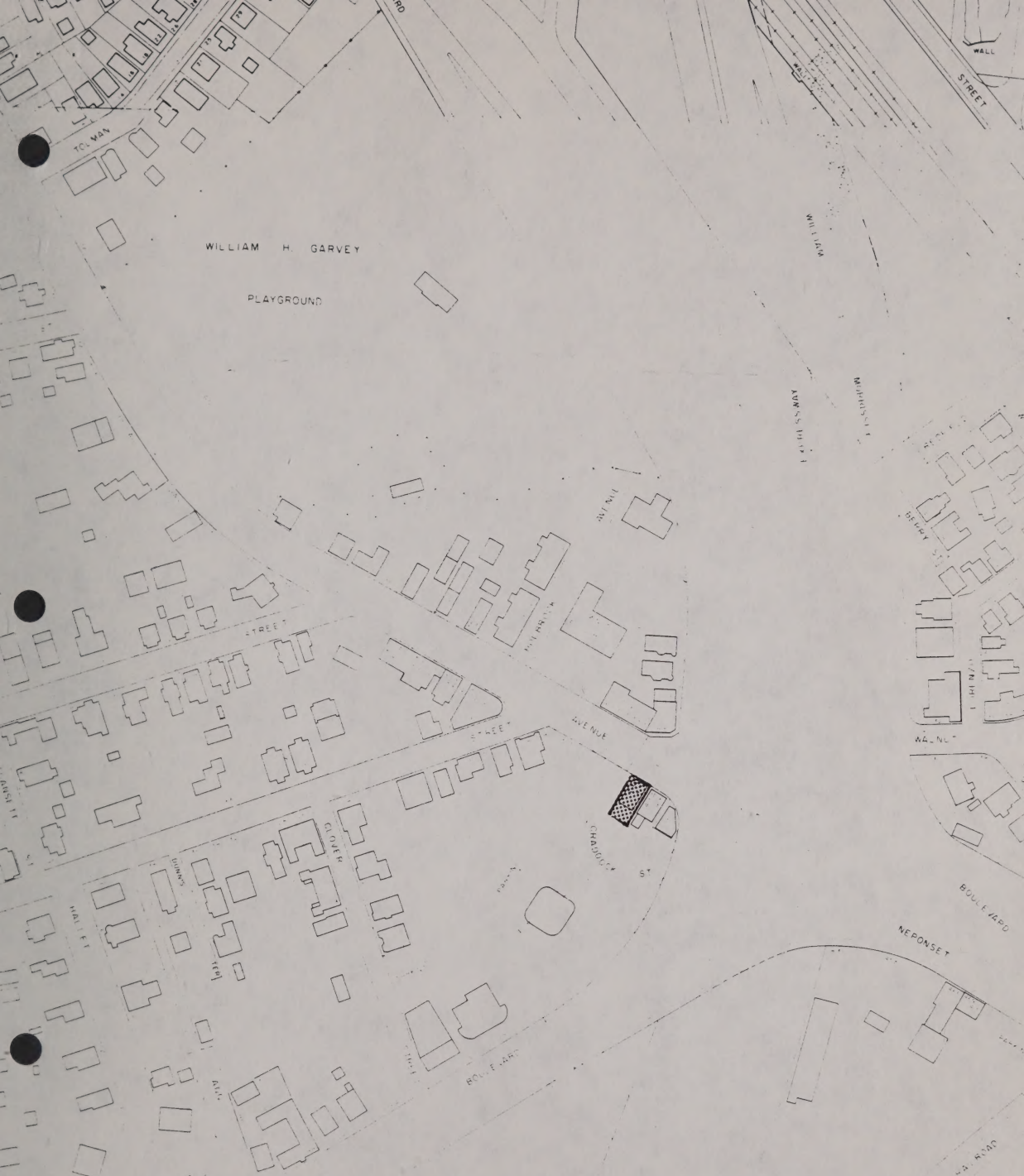
District(s): Local business (L-.5)

Purpose: Change occupancy from two apartments and store to offices; erect three-story addition.

Violation(s): Excessive floor area ratio.

Insufficient front and rear yards and off-street parking.

VOTED: In reference to petition Z-9068, Habib W. Mourad, 413 Neponset Avenue, Dorchester, for four variances to erect three-story addition to office structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing. Structure is located at an MBTA bus turn around island. Presently, there are barriers blocking the right of way which appear to be moved daily. Issues to be resolved are the elimination of two apartments for offices, the MBTA right of way, and off-street parking.



Z-9068

413 NEPONSET AVE. DORCHESTER

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9069
177 Tremont Street Association
177 Tremont Street
Boston

Site: Six-story structure

District(s): General business (B-10)

Purpose: Change occupancy from offices and retail to same
and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9069, 177 Tremont Street Association, 177 Tremont Street, Boston, for conditional use for change of occupancy from office and retail to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with City Traffic and Parking Department to develop an alternative loading plan. Such plan must also be submitted to the Authority for approval.



Z-9069

177 TREMONT ST. BOSTON

34

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9077
Ronald & Catherine Charon
89 Sydney Street
Dorchester

Site: 2,820 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, side, rear yards,
and off-street parking.

VOTED: In reference to petition Z-9077, Ronald & Catherine Charon, 89 Sydney Street, Dorchester, for five variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant should meet with Authority to address and resolve following specific concerns: siting, design, landscaping, and off-street parking. Neighborhood is concerned with appropriateness of design.

Z-9077 89 SYDNEY ST. DORCHESTER



Z-9077 89 SYDNEY ST. BOSTON

Board of Appeal Referrals

9/25/86

35

Hearing: 10/7/86 Z-9081
Kevin S. Kadlick
12 Cerdan Avenue
Roslindale

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-9081, Kevin S. Kadlick, 12 Cerdan Avenue, Roslindale, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second-story addition to one-story dwelling is completed. Yard violations existing and technical.



Z-9081

12 CERDAN AVE.

ROSLINDALE

Board of Appeal Referrals

9/25/86

36

Hearing: 10/7/86 Z-9087-9088
John A. Coppola
63-67 South Huntington Avenue
Jamaica Plain

Site: Two three-story structures

District(s): Apartment (H-2)

Purpose: Change occupancy of each structure from three
to six apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petitions Z-9087-9088,
John A. Coppola, 63-67 South Huntington Avenue,
Jamaica Plain, for two forbidden uses and four
variances for change of occupancy of each structure
from three to six apartments in an apartment (H-2)
district, the Boston Redevelopment Authority
recommends denial. Appellant's proposed conversion
would create a density too great given the
three-story walk-up type dwelling and land area
and further set an unwanted precedent.



Z-9087-9088

63-67 SOUTH HUNTINGTON AVE. JAMAICA PLAIN

Board of Appeal Referrals

9/25/86

37

Hearing: 10/7/86 Z-9091
Nicholas J. Motsis
145 Hillside Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from group residence to four
apartments and alter roofline.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and off-street
parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9091, Nicholas J. Motsis,
145 Hillside Street, Roxbury, for forbidden use
and four variances for change of occupancy from
group residence to four apartments and alter
roofline in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval of
change of occupancy to three-family dwelling only
and denial of roofline alteration. Vacant
fire-damaged structure to be restored. No
off-street parking. Basement apartment must comply
with Inspectional Services Department policy.



Z-9091

145 HILLSIDE ST. ROXBURY

Board of Appeal Referrals

9/25/86

38

Hearing: 10/7/86 Z-9093-9095
Museum of Fine Arts
2500-2538 Washington Street
Boston

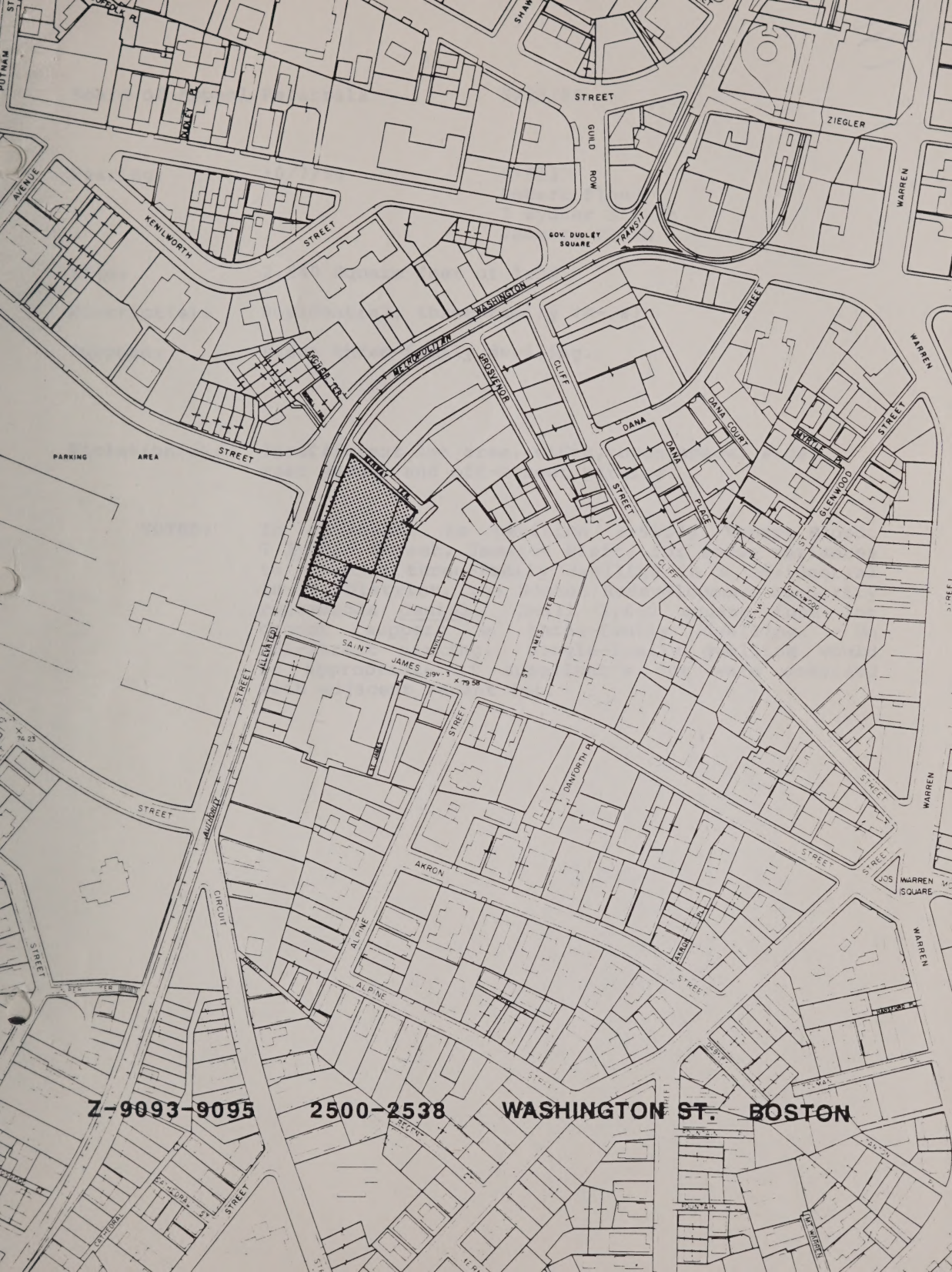
Site: Two-story structures

District(s): General business (B-1) and Manufacturing (M-1)

Purpose: Change occupancy from light manufacturing to temporary classrooms and studios, storage, and mail order offices.

Violation(s): Museum school is conditional use.
Warehouse is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petitions Z-9093-9095, Museum of Fine Arts, 2500-2538 Washington Street, Boston, for conditional uses, three forbidden uses, and three variances for change of occupancy from light manufacturing to temporary classrooms and studios, storage, and mail order offices in a general business (B-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval. Former vacant manufacturing structure. Museum has discussed temporary classroom use with community. No objections. Shuttle service is provided between Dudley and the Museum on Huntington Avenue. Temporary permit has allowed the school to currently occupy the structures.



Z-9093-9095

2500-2538

WASHINGTON ST. BOSTON

39

Board of Appeal Referrals

9/25/86

Hearing: 10/7/86 Z-9137
Robert Flood
7 Bynner Street
Jamaica Plain

Site: 2,640 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, width, open space, side,
rear yards, and off-street parking.

VOTED: In reference to petition Z-9137, Robert Flood, 7 Bynner Street, Jamaica Plain, for seven variances to erect a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Small 2,640 square foot lot cannot support a three-family dwelling. No off-street parking. Single-family dwelling would be appropriate if appellant's lot were combined with adjacent vacant lot.

Z-9137 7 BYNNER ST. JAMAICA PLAIN



Z-9137

7 BYNNER ST.

JAMAICA PLAIN

Board of Appeal Referrals

Z-9028-9029
Jaymont (U.S.A.) Inc.
20-21 Custom House Street
Boston

Hearing: 10/7/86

Site: Approximately 9,000 square feet of land.

District(s): General business (B-10)

Purpose: Erect ten story and twelve story office, retail, restaurant, garage structure.

Violation(s): Accessory garage is conditional use.
Insufficient rear yard and setback of parapet.

VOTED: That in reference to petition Z-9029, brought by Jaymont (U.S.A.) Incorporated for variances consistent with schematic plans submitted to the Authority for 21 Custom House Street, Boston, the Boston Redevelopment Authority recommends approval of the requests for a conditional use permit and for a variance from parapet setback requirements, provided that the final design plans and a Transportation Access Plan are approved by the Director of the Authority; and further

VOTED: That in reference to petitions Z-9028-9029, brought by Jaymont (U.S.A.) Incorporated for variances and conditional use permits for proposals to develop 20 and 21 Custom House Street, the Boston Redevelopment Authority recommends that the proposals are not subject to Article 28 and requests that the Board of Appeal make an interpretation to the effect that projects which have received schematic approval from the Authority prior to the adoption of Article 28 not be subject to review by the Boston Civic Design Commission.

NEW MIDRISE DRAWING LIST

New Midrise (Title)	7-25-85	1-27-86	5/13/86
New Midrise (Symbols & Abbreviations)	7-25-85	1-27-86	5/13/86

New Midrise - Architectural

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
NM/A1.1	1/8" Parking Level Plan	7-25-85	10-30-85 1-27-86
NM/A1.2	1/8" Ground Floor Plan, Finish Schedule	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.3	1/8" Typical Floor Plan 2, 3 and 4	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.4	1/8" Floor Plans 5 and 6	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.5	1/8" Floor Plans 7 and Roof Plan	7-25-95	10-30-85 5/13/86 1-27-86
NM/A2.1	1/4" Unit Plans	7-25-85	10-30-85 5/13/86
NM/A2.2	1/4" Partial Plans	7-25-85	10-30-85 5/13/86 1-27-86
NM/A2.3	Stair and Elevator Plans & Sections	7-25-85	10-30-85 1-27-86
NM/A3.1	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.2	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.3	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.4	3/4" Wall Sections	7-25-85	10-30-85 5/13/86 1-27-86
NM/A3.5	Window Types & Details	7-25-85	10-30-85 5/13/86
NM/A4.1	Interior Elevations, Partition Types, Door Schedule	7-25-85	10-30-85

REHAB LOWRISE DRAWING LIST

Rehabbed Lowrise (Title)

7-15-85

1-27-86 4-11-86

Rehabbed Lowrise (Symbols & Abbreviations)

7-15-85

1-27-86 4-11-86

Rehab Lowrise - Architectural

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
<u>Bldgs. 16-1, 17-1, 21-1, 21-2, 22-1</u>			
RL/A1.1	1/8" Basement Plan, 1/16" Roof Plan	7-15-85	10-11-85 4-11-86 1-27-86
RL/A2.1	1/4" Unit Plans, First Floor Plan, Room Finish Schedule	7-15-85	10-11-85 4-11-86 1-27-86
RL/A2.2	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85 1-27-86
RL/A2.3	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85 1-27-86
RL/A2.4	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.5	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.6	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.7	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A2.8	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A2.9	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A3.1	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.2	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.3	Wall Sections, Elevations & Details, Unit Entrance Canopies	7-15-85	10-11-85
RL/A3.4	Window Types and Details	7-15-85	10-11-85 1-27-86
RL/A3.5	Entrance Details	7-15-85	10-11-85

Rehab Lowrise - Architectural, continued

Bldgs. 16-1, 17-1, 21-1, 21-2, 22-1, continued

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RL/A4.1	Interior Elevations, Kitchens	7-15-85	10-11-85
RL/A4.2	Interior Elevations, Kitchens, Bathrooms and Lavs	7-15-85	10-11-85
RL/A4.3	Interior Stairs	7-15-85	10-11-85 4/11/86
RL/A4.4	Interior Details, Partition Types	7-15-85	10-11-85 1-27-86

Bldgs. 20-1, 20-2

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RL/A1.2	1/8" Basement Plan, 1/16" Roof Plan	7-15-85	10-11-85 1-27-86
RL/A2.10	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85
RL/A2.11	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.12	1/4" Unit Plans, Third Floor Plan, Finish Schedule	7-15-85	10-11-85
RL/A3.6	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.7	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A4.5	Interior Elevations, Details	7-15-85	10-11-85

REHAB MIDRISE DRAWING LIST

Rehabbed Midrise (Title)	7-16-85	1-27-86
Rehabbed Midrise (Symbols & Abbreviations)	7-16-85	1-27-86

Rehab Midrise - Architectural

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RM/A1.1	1/8" Basement Plan, Ground Floor Plan, Finish Schedule	7-16-85	11-4-85 1-27-86
RM/A1.2	1/8" Typical Floor Plan, Floors 2-6, 7th Floor Plan & Roof Plan	7-16-85	11-4-85 1-27-86
RM/A2.1	1/4" Unit Plans, 1/4" Partial Plans	7-16-85	11-4-85
RM/A2.2	1/4" Unit Plans	7-16-85	11-4-85
RM/A3.1	1/8" Exterior Elevations 1-4	7-16-85	11-4-85 1-27-86
RM/A3.2	1/8" Exterior Elevations 5-8	7-16-85	11-4-85
RM/A3.3	Wall Sections/Details, Window Schedule	7-16-85	11-4-85 1-27-86
RM/A3.4	Details	7-16-85	11-4-85 1-27-86
RM/A4.1	Interior Elevations, Door Schedule	7-16-85	11-4-85
RM/A4.2	Partition Types, Interior Details	7-16-85	11-4-85

TOWNHOUSE DRAWING LIST

TOWNHOUSES - (Title)
TOWNHOUSES (Symbols & Abbreviations)

7-5-85

4/30/86 5/30

7-5-85

4/30/86 5/30

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
T/A1.1	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.2	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.3	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.4	Family Townhouse Building Plans	7/5/85	10/1/85 5/30/ 4/30/86
T/A1.5	Family Townhouse Building Plans	7/5/85	10/1/85 5/8/ 11/22/85 4/30/86
T/A1.6	Waterfront Townhouse Building Plans	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86
T/A2.1	Family Townhouse Unit Plans Type V and W	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86
T/A2.2	Family Townhouse Unit Plans Type X, XHC and WHC	7/5/85	10/1/85 4/30/86
T/A2.3	Family Townhouse Unit Plans Type U, W1, Y and Z	7/5/85	10/1/85 4/30/86
T/A2.4	Waterfront Townhouse Unit Plans Type A, B and B1 and Finish Schedule	7/5/85	10/1/85 5/30/ 4/30/86
T/A3.1	Family Townhouse Building Elevations	7/5/85	10/1/85 4/30/86
T/A3.2	Family Townhouse Building Elevations	7/5/85	10/1/85 4/30/86
T/A3.3	Family Townhouse Unit Elevations	7/5/85	10/1/85 11/22/85 4/30/86
T/A3.4	Waterfront Townhouse Elevations	7/5/85	10/1/85 11/22/85 4/30/86
T/A3.5	Townhouse Building Sections	7/5/85	10/1/85 4/30/86
T/A3.6	Townhouse Wall Sections	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86

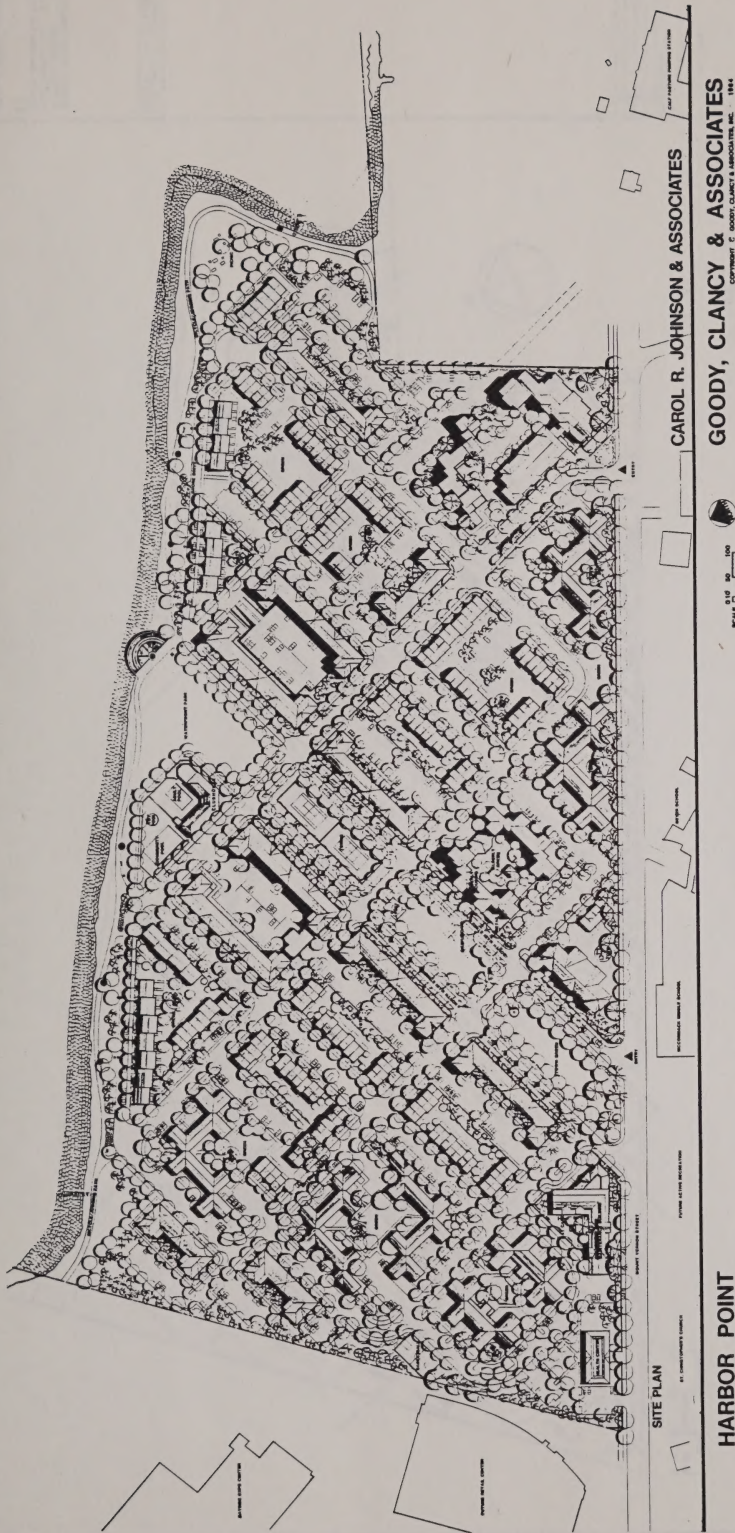
Townhouses - Architectural (Continued)

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
T/A3.7	Townhouse Wall Sections	7/5/85	10/1/85 5/30/86 11/22/85 4/30/86
T/A3.8	Townhouse Window Types and Details	7/5/85	10/1/85 4/30/86
T/A4.1	Townhouse Stair Sections and Details	7/5/85	10/1/85 4/30/86
T/A4.2	Townhouse Partition Types; Kitchen and Bath Elevations and Details	7/5/85	10/1/85 5/30/86 11/22/85 4/30/86
T/A4.3	Townhouse Door Schedule and Details, Entry Elevations	7/5/85	10/1/85 11/22/85 4/30/86 5/30/86

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
X 4.2	Site Improvements	12/5/85	5/9/86
X 4.3	Site Improvements	12/5/85	5/9/86
X 4.4	Site Improvements	12/5/85	5/9/86
X 4.5	Site Improvements	12/5/85	5/9/86
X 4.6	Site Improvements	12/5/85	5/9/86
X 4.7	Site Improvements	12/5/85	5/9/86
X 4.8	Site Improvements	12/5/85	5/9/86
X 4.9	Site Improvements	12/5/85	5/9/86
X 4.10	Site Improvements	12/5/85	5/9/86
X 4.11	Site Improvements	12/5/85	5/9/86
X 4.12	Site Improvements	12/5/85	5/9/86
X 4.13	Site Details	5/9/86	
X 4.15	Site Improvement Details	8-7-85	1-27-86
X 4.16	Site Improvement Details	8-7-85	1-27-86
X 4.17	Site Improvement Details	8-7-85	1-27-86

Dwg No.	Drawing Title	Date	Revision Date
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Planting			
X 7.2	Planting	8/15/85	1-17-86
X 7.3	Planting	8/15/85	1-17-86
X 7.4	Planting	8/15/85	1-17-86, 4-18-86
X 7.5	Planting	8/15/85	1-17-86, 4-18-86
X 7.6	Planting	8/15/85	1-17-86, 4-18-86
X 7.7	Planting	8/15/85	1-17-86, 4-18-86
X 7.8	Planting	8/15/85	1-17-86, 4-18-86
X 7.9	Planting	8/15/85	1-17-86, 4-18-86
X 7.10	Planting	8/15/85	1-17-86
X 7.11	Planting	8/15/85	1-17-86
X 7.12	Planting	8/15/85	1-17-86
X 7.13	Plant List, Notes, Details	8/15/85	1-17-86, 4-18-86
UXE-1.1C	Site Lighting Plan Section A	Jan 8, 1986	5-9-86
UXE-1.1D	Site Lighting Plan Section B	Jan 8, 1986	5-9-86
UXE-1.1E	Site Lighting Plan Section C	Jan 8, 1986	

Exhibit 2 to PDA Plan Second Amendment



HARBOR POINT
BOSTON, MASSACHUSETTS
PROJECT NO. 80-0000-00

☐ GORDON CLARK & ASSOCIATES, INC.
ARCHITECTS
601104-0000
100 STATE STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02109

☐ CLARK ASSOCIATES ARCHITECTS
/ PLANNERS, INC.
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BOSTON, MASSACHUSETTS 02109

NOTE: IF LESS THAN
ONE INCH, A REDUCED PRINT

NO.	SECTION	DATE

TITLE

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SCALE: 1/4" = 1'-0"

Exhibit 3 to PDA Plan Second Amendment

